

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS (BZA)
RECORD OF MINUTES AND PROCEEDINGS
Wednesday, November 19, 2014**

Members Present: Richard McLeod Chairman
Ed Foley, Vice Chairman
Chuck Golden
Kemal Denizkurt
Jonathan Moriarty

Also Present: Jim Clarke, Director of Planning
Lee Hultin, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:05 p.m. at the McCulloch Building and explained the procedures that would be followed to the people present.

OLD BUSINESS

Case # 3243 – 110 King Avenue – Public Hearing - Continued from 10/1/14, & 10/15/14 meeting (McLeod, Denizkurt, Golden, Vinton, Foley) – *Applicant has requested continuance to 1/28/15*

The petitioner, Liberty Realty Development, Inc., for property located at 110 King Avenue, also shown on the Weymouth Town Atlas Sheet 20, Block 282, Lot 37, located in a R-1 (Single-Family / Low Density Residential) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Extension or change of a non-conforming use or structure (Article XIII, Section 120-40). The property is nonconforming with respect to the use (auto-repair in single-family zone), lot size (25,000 SF, 17,063 SF provided) and lot width (120 ft. required, 75 ft. provided).

Presently located on the premises are two one-story buildings used for automobile repair. The petitioner is proposing to demolish the existing buildings to construct seven (7) two-story residential townhouse units in a ~3,150 SF building footprint and 14 off-street parking spaces.

Members sitting: Richard McLeod
Ed Foley
Chuck Golden
Kemal Denizkurt
Jonathan Moriarty

The applicant submitted a request to continue the public hearing for this application to the Board's January 28, 2015 meeting.

Jonathan Moriarty made a motion to continue Case # 3243, 110 King Avenue to January 28, 2015 and was seconded by Kemal Denizkurt. Voted unanimously.

NEW BUSINESS

Minor Modification Request – 666 Bridge Street (Case #3216) – U-Haul

Request to relocate building footprint (no dimensional relief needed) as shown on the plan approved by the Board on January 29, 2014.

Jim Clarke, Planning Director, stated that the Planning Department received four different proposed plans for the Board's review to relocate the new U-Haul storage building which will be presented to the board this evening because it is a modification to the location approved by the Board earlier in the year.

Appearing before the board was Mike Taylor from Taylor Made Contracting, LLC. He stated that the owners originally wanted the green space behind the building but the Planning Department preferred the green space in front of the building. The location of the building doesn't function well and they would like to change it.

Once a final destination is determined an as built plan will be provided. They are well within their setbacks and it is really all about the location and traffic flow.

The applicant stated that there is no heat in the building.

Jonathan Moriarty asked if the campers, boats, cars and RV's are all still there. The applicant said yes because it was a condition that they were not supposed to be on the green space so they are on the pavement.

A seven foot fence will be installed along the back for a barrier. Landscaping will be approved with a site visit by the planning department staff.

The applicant stated that the apartment mentioned during the case's public hearing was addressed with the various town departments and everything is back to code. The Building and Fire Department have approved it.

The applicant stated that Plan #1, 2 and 4 is spinning the building 90%.

Richard McLeod said that option #1 doesn't effect parking and he likes that whereas option #2 and #4 does.

The pods are 5 x 7 x 8 in size. They arrive on a 53 foot tractor trailer with a fork lift.

Kemal Denizkurt stated that he likes plan #1 because the ramp is away from the lot line and there are no issues with the parking spaces. Jonathan Moriarty agreed.

Chuck Golden stated that he just doesn't like plan #4.

Ed Foley made a motion to approve this application for a modification for a minor change and approve plan #1 with the condition that the applicant provides an "as built" plan, a survey plan showing the building off-set from the property line be submitted with the building permit and a proposed landscaping plan for the southeast corner of the lot be submitted to the Planning Office. Jonathan Moriarty seconded. Voted unanimously.

Jim Clarke requested a revised set of plans for Option #1 which show the layouts.

Minor Modification Request – 55 Fogg Road (Case #3108) – South Shore Hospital
Request to locate one of the signs approved as part of Case 3108 approved by the Board on October 6, 2010 to a new location, same size.

Ed Foley made a motion to approve the relocation of the existing sign at location #6 to the new location #8 as noted on drawings dated 2014 and was seconded by Jonathan Moriarty. Voted unanimously.

Review Amendments to the Board's Rules and Regulations

Ed Foley made a motion to continue discussions on the Boards Rules and Regulations to December 3, 2014 and was seconded by Jonathan Moriarty. Voted Unanimously.

APPROVAL OF MINUTES –October 15, 2014

Ed Foley made a motion to approve the minutes of October 15, 2014 as written and was seconded by Jonathan Moriarty. Voted unanimously.

Review 2015 Meeting Schedule

Jim Clarke stated that because planning meets on Tuesdays, they would like to alter the weeks the Board of Zoning Appeals meets to be every three weeks.

Ed Foley made a motion to approve the schedule for 2015 and was seconded by Jonathan Moriarty. Voted unanimously.

OTHER BUSINESS

Consolidated Planning Process – Resident Needs Survey, Review of upcoming projects

Jim Clarke stated that as part of CDBG the town is required to do a 5 year comprehensive plan which we are doing and a resident needs survey. The Board is encouraged to complete this so they can have as much input as they can for the 5 year plan.

On December 4, 2014 Town Councilor TJ Lacey is hosting a Town Council Economic Development meeting. This meeting will take place at Abigail Adams Auditorium and will be on the proposal by Delegas brothers in Weymouth landing. They have made revisions to the design.

This proposal will eventually come before this board and Mr. Clarke believes the board should attend to gather as much information as possible. TJ Lacey is working hard to address the concerns of Weymouth residents.

The board had some concerns that the Municipal Lot will not be large enough to accommodate all the new construction in the landing.

There was a zoning amendment presented Monday on a request for a Dunkin Donuts on Route 18 to have a drive through. There will be a joint hearing with the Planning Board and Town Council in January.

Upcoming Meetings – December 3, 2014, January 7, January 28, 2015

ADJOURNMENT

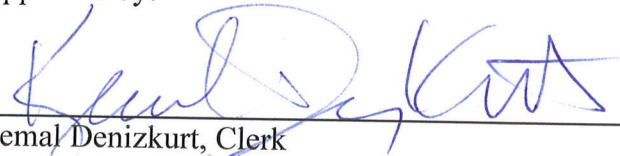
Ed Foley made a motion to adjourn at 7:45 pm and was seconded by Jonathan Moriarty. Voted unanimously.

Respectfully submitted by,

Lee Hultin

Recording Secretary

Approved by:


Kemal Denizkurt, Clerk

01/07/15
Date